

From: Rachael Oldroyd
Sent: 25 October 2018 16:23
To: Planning
Subject: RE: Boggle Hole Youth Hostel, Mill Bank, Mill Beck, Fylingthorpe, - NYM/2018/0611/FL

Dear Sirs,

Further to your email below on 4th October please see attached the tree survey for the above application as requested.

Please let me know if you require any further information.

Kind regards,

Rachael Oldroyd



107 Timber Wharf, Worsley Street
Castlefield, Manchester M15 4NX

Arboricultural Impact Assessment

- in accordance with BS5837: 2012

Boggle Hole YHA Hostel

Mill Beck

Whitby

YO22 4UQ

24th October 2018

Reference: **JC/163/181024**

Prepared for:

YHA (England & Wales) Ltd

Prepared by:

Jon Coe Tree Services Ltd

Registered in England and Wales as limited company number 09689319

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Summary of report

This report considers the impact on trees of a proposed bin storage area at Boggle Hole Youth Hostel near Whitby.

The surveyed trees are all unremarkable: a goat willow, three hawthorns, a couple of blackthorns and a boundary row of topped blackthorn stumps with regrowth.

The stump of a previously felled goat willow, with approximately 2 metres of regrowth, will be removed in order to implement the proposed works.

The exact line of the legal boundary is not obvious when surveying, but it seems that part of the row of topped blackthorn stumps is either within the development footprint or immediately adjacent to it. As such, approximately 6 or 7 of these topped stumps may be lost in the implementation of the proposed works.

Replacement or not of these removed blackthorn stumps should be discussed between the parties owning either side of the boundary line.

The retained trees are not expected to suffer any significant effects as a result of the construction process. Tree protection during construction has been thoroughly considered, but no additional measures are required. The proposed works and the existing site features are such that significant tree harm is particularly unlikely.

Photographs and drawings are provided to illustrate the relevant points.

CONTENTS

1.	INTRODUCTION	5
1.1	Terms of instruction	5
1.2	Scope of survey.....	5
1.3	Documents supplied by client.....	5
1.4	Items included within this report.....	5
1.5	Qualifications and experience	5
1.6	Caveats and limitations.....	6
2.	DATA COLLECTION	7
2.1	Site visit.....	7
2.2	The site and tree layout	7
2.3	Survey method	7
3.	SUMMARY OF DATA	9
3.1	Trees.....	9
3.2	Retention categories.....	10
3.3	Below ground constraints	10
3.4	Above ground constraints.....	11
4.	ARBORICULTURAL IMPACT ASSESSMENT	11
4.1	The impact of proposed development on trees 001 to 006.....	11
4.2	The impact of proposed development on tree 007 and group 008	11
4.3	Replacement planting	11
5.	TREE PROTECTION PLAN	12
5.1	No additional requirements beyond the existing site features.....	12
6.	ARBORICULTURAL METHOD STATEMENT	12
6.1	Tree removals.....	12
6.2	Severing or exposing tree roots	12
6.3	New hedging	13
7.	OTHER OBSERVATIONS	13
7.1	Legal status of trees on site	13
7.2	Wildlife considerations and law	13
7.3	Standards of tree work.....	14

... continued overleaf

Reference List	15
Photographs	16
Appendix A: Tree Schedule (excluding Root Protection Areas and crown spread)	18
Appendix B: Tree Constraints Data: Root Protection Areas (RPAs) and crown spread	20
Appendix C: Key to botanical names	22
Appendix D: Tree retention categories	23
Appendix E: Calculating Root Protection Areas	26
Appendix F: Tree Constraints Plan	27
Appendix G: Proposed development plan	29
Appendix H: Arboricultural impact assessment – drawing	31
Appendix I: Tree protection plan - drawing	33

1. Introduction

1.1 Terms of instruction

Jon Coe Tree Services Ltd were instructed by Paul Dennis (for YHA England and Wales Ltd) to survey and report on the arboricultural implications of a proposed new bin area at Boggle Hole Youth Hostel.

1.2 Scope of survey

The key requirements identified were to establish the condition of the trees on site and the impact of the proposed works upon them, in accordance with BS5837: 2012¹ '*Trees in relation to design, demolition and construction: Recommendations*' (referred to herein as BS5837: 2012¹). This was not a detailed risk assessment survey.

1.3 Documents supplied by client

A red planning area outline and a proposed site layout were supplied by email from Just H Architects.

1.4 Items included within this report

The main report describes, in this order: the collection of data; summary of data; arboricultural impact; tree protection; arboricultural method statement and other relevant issues. It is followed by photographs, references and the appendices.

Central to the purpose of this report are Appendices H and I - drawings of Arboricultural Impact and Tree Protection.

1.5 Qualifications and experience

The survey and report were carried out by Jon Coe, who holds a BSc (Honours) degree in Arboriculture from Myerscough College, Professional-grade membership of the Arboricultural Association, and Associate membership of the Institute of Chartered Foresters.

Jon undertakes many shorter courses as part of his commitment to professional development. These have included the following Arboricultural Association courses:

- BS5837: Tree surveying and categorisation
- BS5837: Tree assessment for planning applications
- BS5837: Managing trees on construction sites

Jon has fourteen years of continuous experience working in the arboricultural industry.

1.6 Caveats and limitations

This report is for the use of the client only. Its use or reproduction by any other party is forbidden without the author's prior written consent.

No reliance should be given to any non-arboricultural observations, which are made from the standpoint of a layperson.

The survey was solely concerned with the requirements of BS5837: 2012¹. The survey was not a risk assessment survey, and it considered tree health only so far as necessary to fulfil the requirements of BS5837: 2012¹.

The survey and all observations were made from ground level only.

No soil samples were taken.

On occasion, stem diameter measurements were not possible or practical, and in these cases a conservative estimate (i.e. favouring a larger RPA) was made, and recorded as such. Such cases may include where there are a large number of small stems in a multi-stemmed tree, or where trees are surrounded by dense or thorny undergrowth.

Observations were valid at the time they were made. However, trees are dynamic and growing structures that experience changes affected by time, weather and other factors.

2. Data collection

2.1 Site visit

The survey was conducted on Friday 19th October 2018. It was a dry sunny day, and visibility was fine for survey purposes.

2.2 The site and tree layout

The survey area is primarily a scrubby bank that slopes from the roadside upwards at a low angle, to meet a scrappy line of topped blackthorn stumps along the boundary with the field to the east. In the middle of the bank area is a low willow stump with low bushy regrowth: the remainder of the bank is recently strimmed light vegetation. At the southern edge of the survey area is a gated access to that same field. At the northern end of the survey area, beyond the proposed works, is a fenced service unit with access steps from the roadside: adjacent to and further north from this are a handful of trees that are included in the survey

The described layout features can be seen on the drawings at Appendix F and I, and in the Photographs section.

Individual tree's details are recorded in the Tree Schedule (Appendix A) and the Tree Constraints data (Appendix B). Findings are summarised in section 3.1.

2.3 Survey method

The trees were surveyed without influence of the development proposal.

Each tree was given a tree identification number, as shown on the Tree Constraints Plan (Appendix F).

A topographical survey was not available prior to the survey. The arboricultural surveyor has therefore recorded each stem's location himself, to the best of his ability. This involved taking measurements by laser rangefinder, from fixed points that are visible on site and on the base OS Mastermap that was used. These fixed points were fence corners and fencelines.

The species of each tree was recorded. Common names are used in the Tree Schedule (Appendix A), with a list of botanical names supplied in Appendix C.

Where appropriate, trees were assigned to group locations if they formed cohesive arboricultural units.

Tree height was estimated in metres (m), to the nearest 0.5 m (rounded up) - or the nearest metre for trees above 10 m. At regular intervals, or for trees where precise height is likely to be important, it was recorded using the 'Measure Height' Android app; this has been checked for accuracy using a Suunto clinometer, to which it bears close comparison.

Stem diameter was measured in millimetres (mm) using a diameter tape, in accordance with the conventions detailed in Annex C of BS5837: 2012¹, which in most cases is at 1.5m above ground level.

Crown spread was recorded at the four cardinal points, to the nearest 0.5m (rounded up) - using a laser range-finder (Leica Disto D810).

Height of canopy clearance was recorded to the nearest 0.5 m. This was often an estimate, as canopy clearance is not usually consistent around the whole tree; a figure for the typical low point around the canopy was therefore estimated. Where appropriate, minor or epicormic branch growth was disregarded, in order to better portray the situation so far as clearance was concerned.

Age class was assessed according to the five possible categories listed in BS5837: 2012¹. These are young, semi-mature, early-mature, mature and over-mature.

Structural and physiological condition of trees were separately assessed and summarised using five possible categories: poor, moderate, fair, good, very good. More specific observations on condition were noted under 'Observations'.

'Observations' included details of specific structural and physiological issues, notes on past and suggested future management, and problems currently presented by the trees.

An estimate was made (in years) of the potential remaining contribution that each tree could offer, in its current situation, without a need for significant tree surgery operations.

Each tree was categorised according to the guidance given in BS5837: 2012¹ (Appendix D). Retention categories of A, B, C or U were allocated (in descending order of tree quality), with an additional sub-category of 1, 2 or 3 that defines whether the principal category was allocated for arboricultural, landscape or cultural reasons respectively.

3. Summary of data

3.1 Trees

The most prominent tree in the survey area is a goat willow (tree 001). It is a reasonable example of this unremarkable and relatively short-lived species.

Three hawthorns are recorded. One of these has very poor vitality as it is swamped by ivy. The other two are pleasant enough as small native trees and appropriate features in the landscape, but are certainly lacking in any special merit.

Two blackthorns adjacent to the fenced service area are completely unremarkable, though like hawthorn they have some value to native wildlife.

In the centre of the proposed works is the stump of a previously felled goat willow, with approximately 2 metres of regrowth.

Along the eastern boundary of the survey area, where it meets the field, is a row of topped blackthorn, all sprouting regrowth. This is not an impressive or special feature. Its only merit is really as a visual screen (the adjacent field is also contained by a wire fence, so the boundary quality is not too important).

Many of these trees can be seen in Photos 1 to 3.

Individual tree's details are recorded in the Tree Schedule (Appendix A) and the Tree Constraints data (Appendix B).

3.2 Retention categories

Retention categories have been assigned in accordance with the criteria in BS5837: 2012¹ (Appendix D).

All of the trees on site lack the qualities required to raise them above the level of category C.

One hawthorn is assigned category U (tree 003) as the densely smothering ivy means it is most unlikely to live for more than 10 years.

3.3 Below ground constraints

The Root Protection Areas (RPAs) are the areas in which construction and activities related to the construction process should not take place, in order to protect the trees' root systems. Where such activities cannot be avoided, it may be possible to incorporate design measures that prevent the damage that may occur to the tree's health and stability through soil compaction, level changes, root severance and contamination. Sections 6 and 7 of BS5837: 2012¹ outline methods for protecting RPAs during the construction process, and for building within them where this is unavoidable.

RPAs are generically calculated as an area equivalent to a circle with a radius 12 times the stem diameter, in accordance with section 4.6.1 of BS5837: 2012¹; this also provides methods for calculating the combined stem diameter of multi-stem trees.

In accordance with BS5837: 2012¹, the RPAs listed in the Tree Constraints data (Appendix B) have been determined from the stem diameter by using Table 4 (Appendix E), whose values are themselves extracted from Table D.1 in Annex D of the standard (BS5837: 2012¹). Stem diameters are rounded up to align with those in Table 4; potentially to the trees' benefit.

Where group locations occur, a continuous RPA boundary has been shown on the Tree Constraints Plan (Appendix F). The extent of this boundary has been determined by the tree assessor, using a balanced judgement of the various contributing factors – particularly the species composition and density of the group.

3.4 Above ground constraints

Data for crown spread is listed in the Tree Constraints Data (Appendix B). Additionally, the Tree Schedule (Appendix A) contains data on canopy clearance, and the height of the first major branch (where applicable).

4. Arboricultural Impact Assessment

4.1 The impact of proposed development on trees 001 to 006

Trees 001 to 006 are not expected to suffer any significant effects as a result of the proposed works. Tree protection during construction has been thoroughly considered, but no additional measures are required. The proposed works and the existing site features are such that significant tree harm is particularly unlikely.

4.2 The impact of proposed development on tree 007 and group 008

Tree 007 is the stump of a previously felled goat willow, with approximately 2 metres of regrowth. It will be removed in order to implement the proposed works.

Group 008 is a row of topped blackthorn, all sprouting regrowth. The exact line of the legal boundary is not obvious when surveying, but it seems that part of this row is either within the development footprint or immediately adjacent to it. As such, approximately 6 or 7 of these topped stumps may be lost in the implementation of the proposed works.

4.3 Replacement planting

For any of the topped blackthorn row (group 008) that are lost due to the required excavations, replacements should be planted following completion of construction works - unless the owner of the neighbouring field prefers that they are not replaced. The exact specification for replacements should if necessary be discussed between the parties owning either side of the boundary line. Blackthorn or hawthorn would be appropriate native species for this situation.

5. Tree Protection Plan

5.1 No additional requirements beyond the existing site features

Any specific tree protection measures at this site would be unnecessary and superfluous, as the proposed works and the existing site features are such that significant tree harm is particularly unlikely. Here follows a description of the relevant features.

North of the proposed bin area is an existing service unit and stepped access that serve as ample physical barrier for this situation – see Photo 3. These prevent construction works crossing into root areas from the direction of the proposed bin area.

Close to the fenced service unit, a concrete rampline leads into an existing farm track with ongoing tractor usage apparent and longstanding – see Photo 3. The use of this drive area for storage of materials or vehicles during the construction process will present no additional significant risk to the retained trees beyond that which already occurs during normal farm working activities - and the existing undergrowth and banking (sloping upwards to the east) will prevent any damaging incursions into the unsurfaced root areas of low quality trees 1, 4 and 5.

See also Photo 3 and Appendix I for illustration of these features.

6. Arboricultural Method Statement

6.1 Tree removals

All tree removals should be carried out in accordance with the various guidance in BS 3998: 2010 Tree work – Recommendations ².

6.2 Severing or exposing tree roots

It may well be that in the excavation of the proposed bin area some roots of retained parts of group 008 are encountered (i.e. blackthorn stumps to north or south whose retention is planned). If it is necessary to sever any such minor roots this can be done using secateurs or a sharp handsaw. The size and height of these blackthorn stumps is such that unexpected

instability and hazard through root loss is not anticipated: any destabilisation of the trees will be obvious.

Any roots that are exposed should be immediately covered to prevent drying out, and to protect them from sudden temperature changes. This is especially important during the colder months, when frost damage of roots is a significant risk (BS5837: 2012¹, 7.2.2).

6.3 New hedging

If any of the topped blackthorn row (group 008) are lost due to the required excavations they should be replaced following completion of construction works. The exact specification for replacements should if necessary be discussed between the parties owning either side of the boundary line. Blackthorn or hawthorn would be appropriate native species for this situation. New hedging should be planted at spacings of five hedging whips per metre. Regular watering and removal of weed competition is important in the first few years, and the need or not for protection of the planted whips from rodent browsing should be assessed.

7. Other observations

7.1 Legal status of trees on site

The survey area is within the North York Moors National Park. Please note that the status of trees on site - with regard to specific Tree Preservation Orders and Conservation Areas - has not been independently checked. The relevant legislation to these matters is contained within the Town and Country Planning Act 1990 ³ and The Town and Country Planning (Tree Preservation) (England) Regulations 2012 ⁴.

7.2 Wildlife considerations and law

The requirements the following legislation should also be considered in the planning of any arboricultural operations.

- Wildlife and Countryside Act 1981 ⁵

- Countryside and Rights of Way Act 2000 ⁶
- The Conservation of Habitats and Species Regulations 2010 ⁷
- The Conservation of Habitats and Species (Amendment) Regulations 2011 ⁸

One combined effect of the above legislation is that tree work operations must be planned to avoid disturbance to nesting, breeding or roosting birds, or to bats and their roosts. The nests of wild birds are protected whilst in use, and all 18 bat species found in the UK are afforded European Protected Species status.

7.3 Standards of tree work

Unless otherwise specified, any tree work recommended in this report should be carried out in accordance with the British Standard *BS 3998: 2010 Tree work – Recommendations* ².

Reference List

1. British Standards Institution (2012) *BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations*. London, BSI Standards Ltd.
2. British Standards Institution (2010) *BS 3998: 2010 Tree work – Recommendations*. London, BSI Standards Ltd.
3. *Town and Country Planning Act 1990*. London, HMSO.
4. *The Town and Country Planning (Tree Preservation) (England) Regulations 2012*. London, HMSO.
5. *Wildlife and Countryside Act 1981*. London, HMSO.
6. *Countryside and Rights of Way Act 2000*. London, HMSO.
7. *The Conservation of Habitats and Species Regulations 2010*. London, HMSO.
8. *The Conservation of Habitats and Species (Amendment) Regulations 2011*. London, HMSO.

Photographs



Photo 1. The proposed bin storage will be in the approximate area indicated by yellow shape on drawing. With the exception of the scrappy topped blackthorn hedgeline (group 08) and willow stump 07, all trees recorded are at the left of picture, adjacent to the farm track that ramps up from the road.



Photo 2. A more distant view of the same features as Photo 1. The red arrow points to tree 01 (goat willow). The yellow arrow points to the willow stump (07). To the right (east) of the proposed bin area, the field-edge line of scrappy topped blackthorn stumps is obvious.



Photo 3. The arrows point to the existing service unit and stepped access that serve as ample physical barrier for this situation - preventing construction works crossing into root areas from the direction of the proposed bin area.

The obvious concrete rampline leads into an existing farm track with ongoing tractor usage apparent and longstanding. The use of this drive area for storage of materials or vehicles during the construction process will present no additional significant risk to the retained trees beyond that which already occurs during normal farm working activities - and the existing undergrowth and banking (sloping upwards to east/right) will prevent any damaging incursions into the unsurfaced root areas of low quality trees 1 to 5. Any specific tree protection measures here would be unnecessary and superfluous as the proposed works and the existing site features are such that significant tree harm is particularly unlikely.

Appendices

Appendix A: Tree Schedule (excluding Root Protection Areas and crown spread)

Table 1 (overleaf) contains data for all trees, excluding Root Protection Areas and crown spread details – which are found in Appendix B.

Condition categories, in ascending order of quality: *poor – moderate – fair – good - very good*

Tree Number	Species (common name)	Height (m)	Canopy clearance (m)	Life stage	Observations, and suggestions for management	Remaining contribution (years)	BS retention category	Condition (physiological : structural)
001	Willow, Goat	10	2	Mature	A reasonable example of this unremarkable species.	20+ Years	C1	Fair : Fair
002	Hawthorn, Common	7.5	2.5	Mature	No significant issues observed	20+ Years	C1	Fair : Fair
003	Hawthorn, Common	5	2	Over Mature	Densely ivy clad, tree will soon be dead	<10 years	U	Poor : Moderate
004	Hawthorn, Common	7	1	Mature	Boundary hawthorn, dense ivy	10+ Years	C1	Fair : Moderate
005	Blackthorn	6	2	Early Mature	No significant issues observed	20+ Years	C1	Fair : Moderate
006	Blackthorn	8	2	Early Mature	No significant issues observed	20+ Years	C1	Fair : Moderate
007	Willow, Goat	2	0	Over Mature	Stump of previously felled goat willow, with approximately 2 metres of regrowth.	20+ Years	C1	Moderate : Poor
008	Blackthorn	2	0	Mature	Boundary hedgeline formed of a row of topped blackthorn, all sprouting regrowth. Not an impressive feature. Only merit is really as habitat and a visual screen (the adjacent field is also contained by a wire fence, so the boundary quality is less important).	20+ Years	C2	Fair : Moderate

Appendix B: Tree Constraints Data: Root Protection Areas (RPAs) and crown spread

Table 2 (overleaf) contains data for Root Protection Areas and crown spread for all trees – all other tree data is found in in Appendix A.

Tree Number	No. of stems	Diameter (mm) single stem	Diameter (mm) - 2 to 5 stems					Mean stem diameter (mm)	Calculated stem diameter (mm)	Radius of nominal circle (m)(from BS5837: 2012 ¹ Annex D)	RPA Area (m ²) (from BS5837: 2012 ¹ Annex D)	Crown spread (m)			
			stem 1	stem 2	stem 3	stem 4	stem 5	> 5 stems				north	south	east	west
001	1	600							600	7.2	163	6	6	6	6
002	2		300	250					391	4.8	72	3	3	1.5	3
003	1	300							300	3.6	41	3	0	2.5	1.5
004	3		200	150	150				292	3.6	41	2	4	1	4
005	1	150							150	1.8	10	3	1	1	3
006	1	250							250	3	28	4	1	1	2
007	1	250							250	3	28	1.5	1.5	1.5	1.5
008	Group feature - see Tree Constraints Plan for RPA and canopy constraints														

Appendix C: Key to botanical names

Blackthorn	- <i>Prunus spinosa</i>
Common hawthorn	- <i>Crataegus monogyna</i>
Goat willow	- <i>Salix caprea</i>

Appendix D: Tree retention categories

Trees are assessed for retention categories in the order in which those categories appear in the table below – with all trees initially assessed against the criteria for category 'U', followed sequentially by categories 'A', 'B' and 'C'.

Table 3 (overleaf) is based on Table 1 of BS5837: 2012¹; some but not all of the text is necessarily reproduced verbatim.

Table 3.

Trees that are not suitable for retention			
<p>Category U</p> <p>Trees whose condition means that their retention as living trees beyond 10 years is unrealistic in the context of the current land use</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (where, for example, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.</p> <p>In some circumstances, category U trees may have conservation value which it might be desirable to preserve, despite tree condition.</p>		
Trees whose retention should be prioritised			
	1.	2.	3.
	Predominantly arboricultural merit	Predominantly landscape merit	Predominantly cultural merit (includes conservation value)
<p>Category A</p> <p>High quality trees, currently with life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially rare or unusual species. Also trees that are essential components of groups or formal or semi - formal arboricultural features (such as an avenue's dominant or principal trees).</p>	<p>Trees, groups or woodlands that have particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands that have significant conservation, historical, commemorative or other value (such as veteran trees or wood - pasture)</p>

Trees whose retention should be considered (with Category B assuming the greater priority in retention decisions)			
	1. Predominantly arboricultural merit	2. Predominantly landscape merit	3. Predominantly cultural merit (includes conservation value)
Category B Moderate quality trees, currently with life expectancy of at least 20 years	Trees that are excluded from category A due to impaired condition (such as the presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years. Also trees that simply lack the special quality necessary to merit the category A designation.	Trees present in numbers, often those growing as groups or woodlands, such that their collective rating is higher than that which they might attract as individuals. Also trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees that have material conservation or other cultural value.
Category C Low quality trees, currently with life expectancy of at least 10 years. Also young trees of stem diameter <150mm.	Trees that are unremarkable or of very limited merit, or that have such impaired condition that they do not qualify in higher categories.	Trees growing as groups or woodlands, but without this conferring on them significantly greater collective landscape value. Also trees offering low or only temporary/transient landscape benefits.	Trees lacking any material conservation or other cultural value.

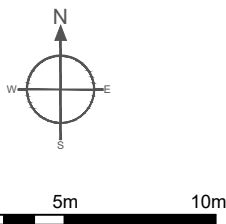
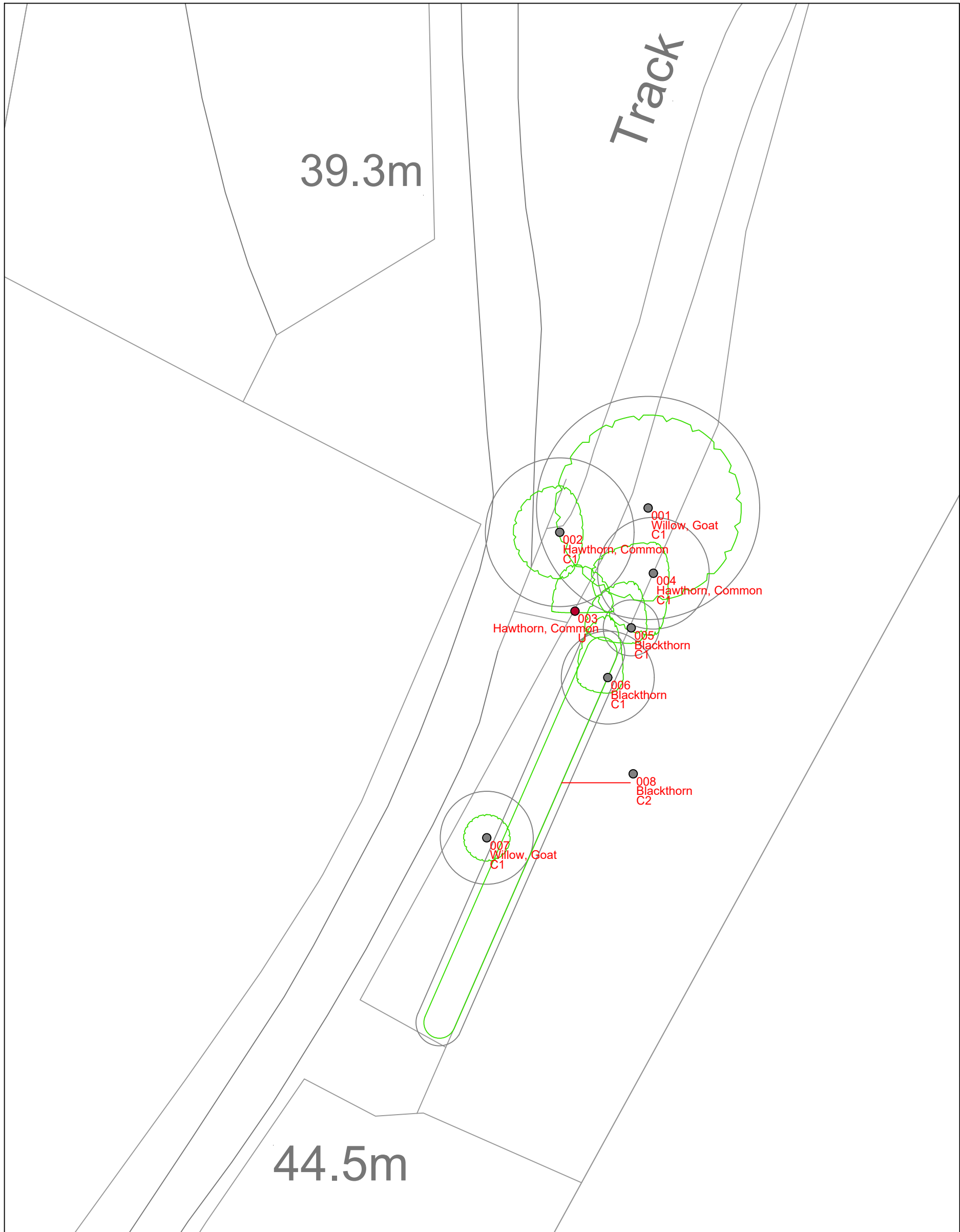
Appendix E: Calculating Root Protection Areas


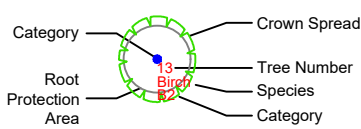
Table 4. This table was used to establish Root Protection Areas (RPAs) in accordance with section 4.6.1 of BS5837: 2012¹, and Annex D of the same standard (from which this table's values are drawn). 'Stem diameter' refers to either the measured diameter of single stem trees, or the calculated combined stem diameter of multi-stem trees (BS5837: 2012¹, 4.6.1).

Stem diameter (mm)	Radius of a uniformly circular RPA (m)	RPA – area (m ²)	Stem diameter (mm)	Radius of a uniformly circular RPA (m)	RPA – area (m ²)
75	0.9	3	675	8.1	206
100	1.2	5	700	8.4	222
125	1.5	7	725	8.7	238
150	1.8	10	750	9.0	255
175	2.1	14	775	9.3	272
200	2.4	18	800	9.6	290
225	2.7	23	825	9.9	308
250	3.0	28	850	10.2	327
275	3.3	34	875	10.5	346
300	3.6	41	900	10.8	366
325	3.9	48	925	11.1	387
350	4.2	55	950	11.4	408
375	4.5	64	975	11.7	430
400	4.8	72	1000	12.0	452
425	5.1	81	1025	12.3	475
450	5.4	92	1050	12.6	499
475	5.7	102	1075	12.9	519
500	6.0	113	1100	13.2	547
525	6.3	124	1125	13.5	573
550	6.6	137	1150	13.8	598
575	6.9	150	1175	14.1	625
600	7.2	163	1200	14.4	652
625	7.5	177	1225	14.7	679
650	7.8	191	1250+	15.0	707

Appendix F: Tree Constraints Plan

The Tree Constraints Plan (overleaf) indicates the locations, retention categories, Root Protection Areas and crown spreads of all relevant trees. A topographical survey was not available prior to the survey. The arboricultural surveyor has therefore recorded each stem's location himself, to the best of his ability. This involved taking measurements by laser rangefinder from fixed points that are visible on site and on the base OS Mastermap that was used: these fixed points were fence corners and fencelines.



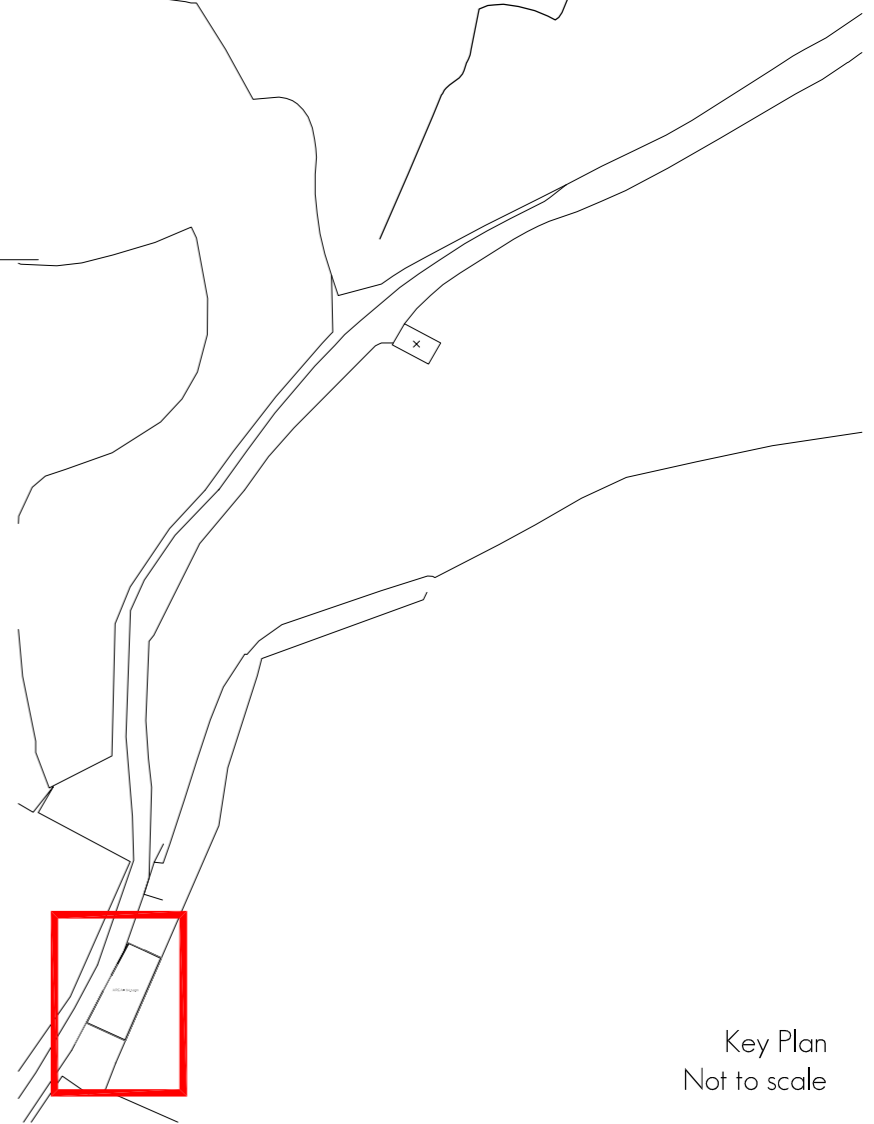
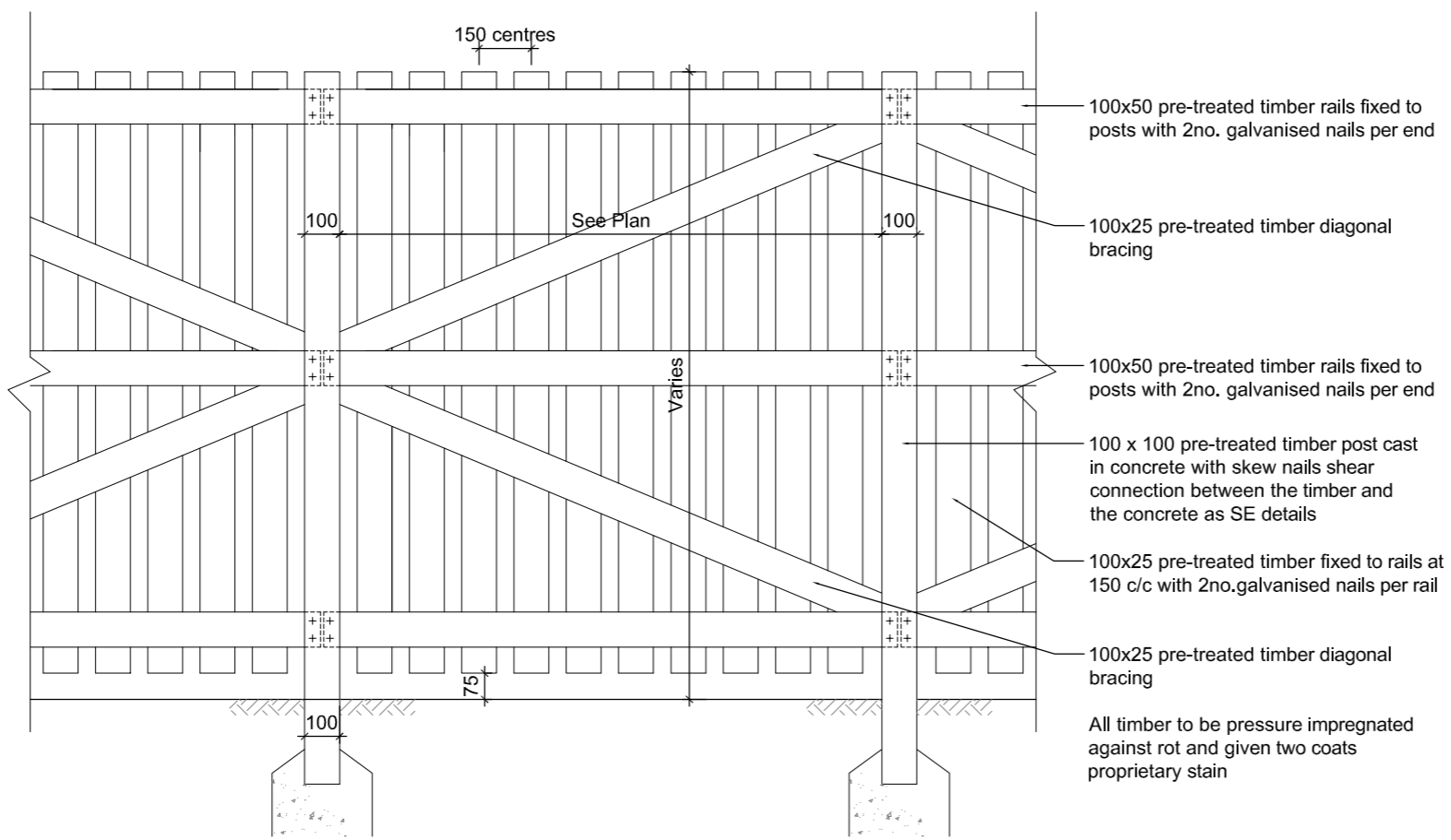
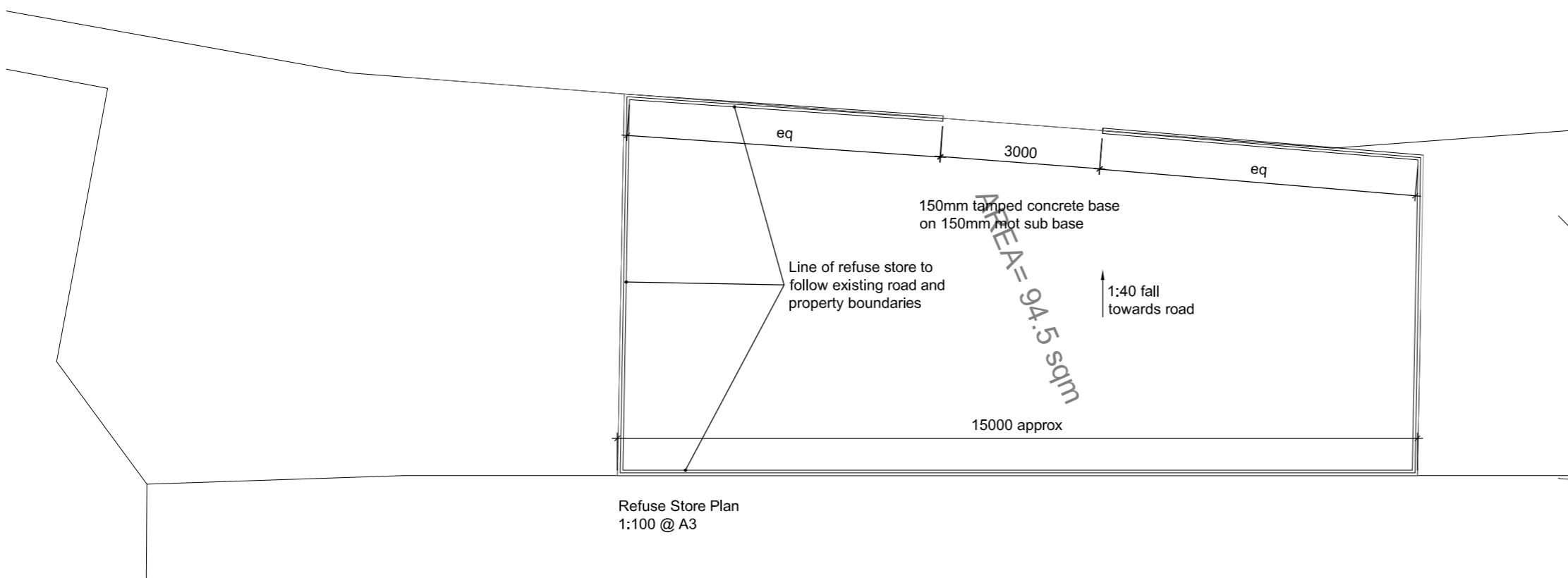
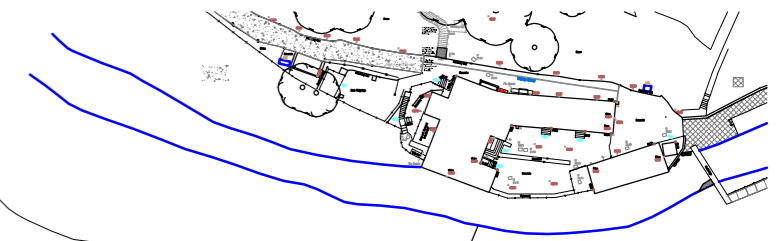
 <p>Jon Coe Tree Services 13 Green Oak Road Tolly Sheffield S17 4FP</p>	
Site: YHA Boggle Hill	1:250 @ A3
Drawing Title: Tree Constraints Plan	Oct 2018
<p>Key:</p> <ul style="list-style-type: none"> ● Category A ● Category B ● Category C ● Category U 	
 <p>Category — Crown Spread Tree Number — Tree Number Species — Species Category — Category Root Protection Area — Root Protection Area</p> <p>NOTE: Tree numbers marked have approximate locations.</p>	

Appendix G: Proposed development plan

The proposed layout overleaf, on which this report's findings are based, was supplied by Just H Architects.

Do not scale off this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Just-H Architects and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing is to be read in conjunction with the specification / bill of quantities and related drawings.

REVISION			
-	FIRST ISSUE	29.11.16	RCO
A	Notes amended	13.06.17	AMS
B	Position amended to suit terrain.		



Key Plan
Not to scale

YHA (ENGLAND & WALES) LTD	client
YHA BOGGLE HOLE, MILL BECK FYLLINGTHORPE, WHITBY	project
PROPOSED MAIN REFUSE STORE FENCE & SETTING OUT	title
YHA46	job No.
CW-AD1.04/B	dwg No.
1:20@A3	scale
RCO	drawn



Appendix H: Arboricultural impact assessment – drawing

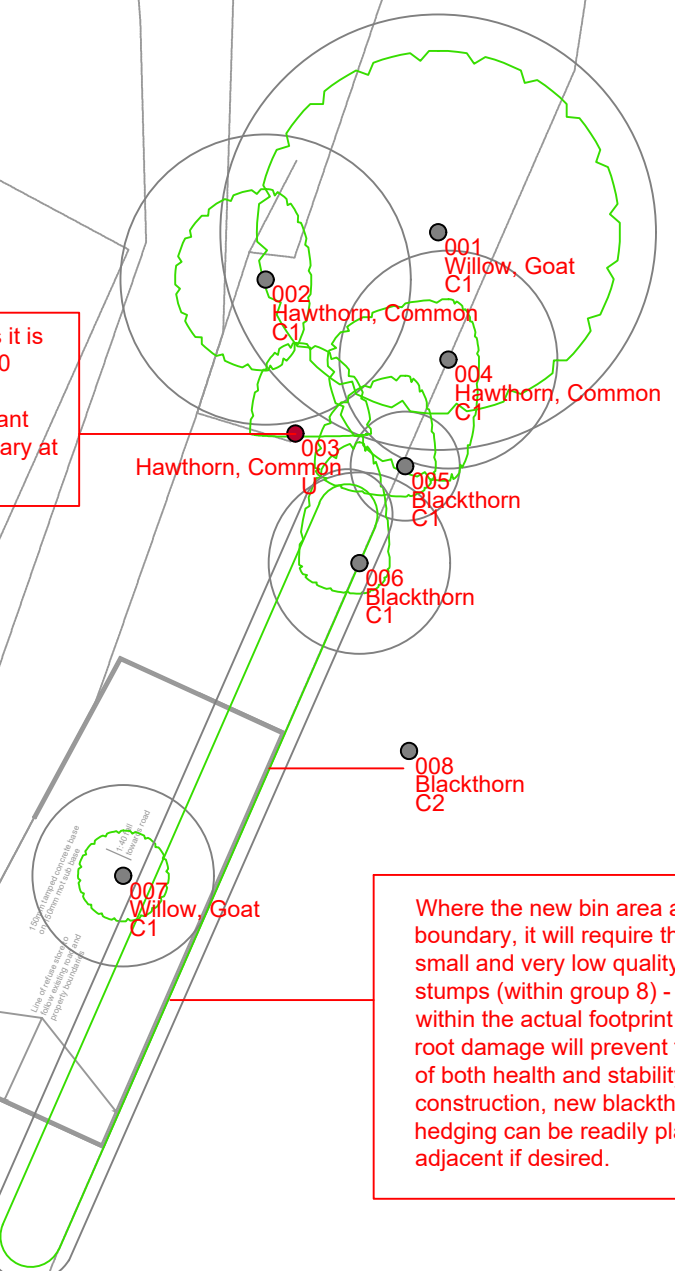
The drawing overleaf illustrates the proposed layout in relation to trees, as referred to in the Arboricultural Impact Assessment (section 4).


39.3m

TRAP

Tree 3 is rated category U as it is expected to be dead within 10 years. However, it does not currently present any significant risk so removal is not necessary at this stage.

Where the new bin area abuts the property boundary, it will require the loss of up to 5 or 6 small and very low quality blackthorn hedging stumps (within group 8) - these will either be within the actual footprint or will be so close that root damage will prevent their survival for reasons of both health and stability. Following bin area construction, new blackthorn and hawthorn hedging can be readily planted immediately adjacent if desired.





Jon Coe Tree Service:
13 Green Oak Road
Totter
Sheffield
S17 4FP

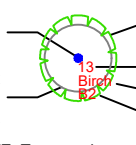
Site: YHA Boggle Hill	1:250 @ A3
Drawing Title: Arboricultural Impact Assessment	Oct 2018

Key:

- Category A
- Category B
- Category C
- Category U

Category

Root Protection Area



Crown Spread

Tree Number

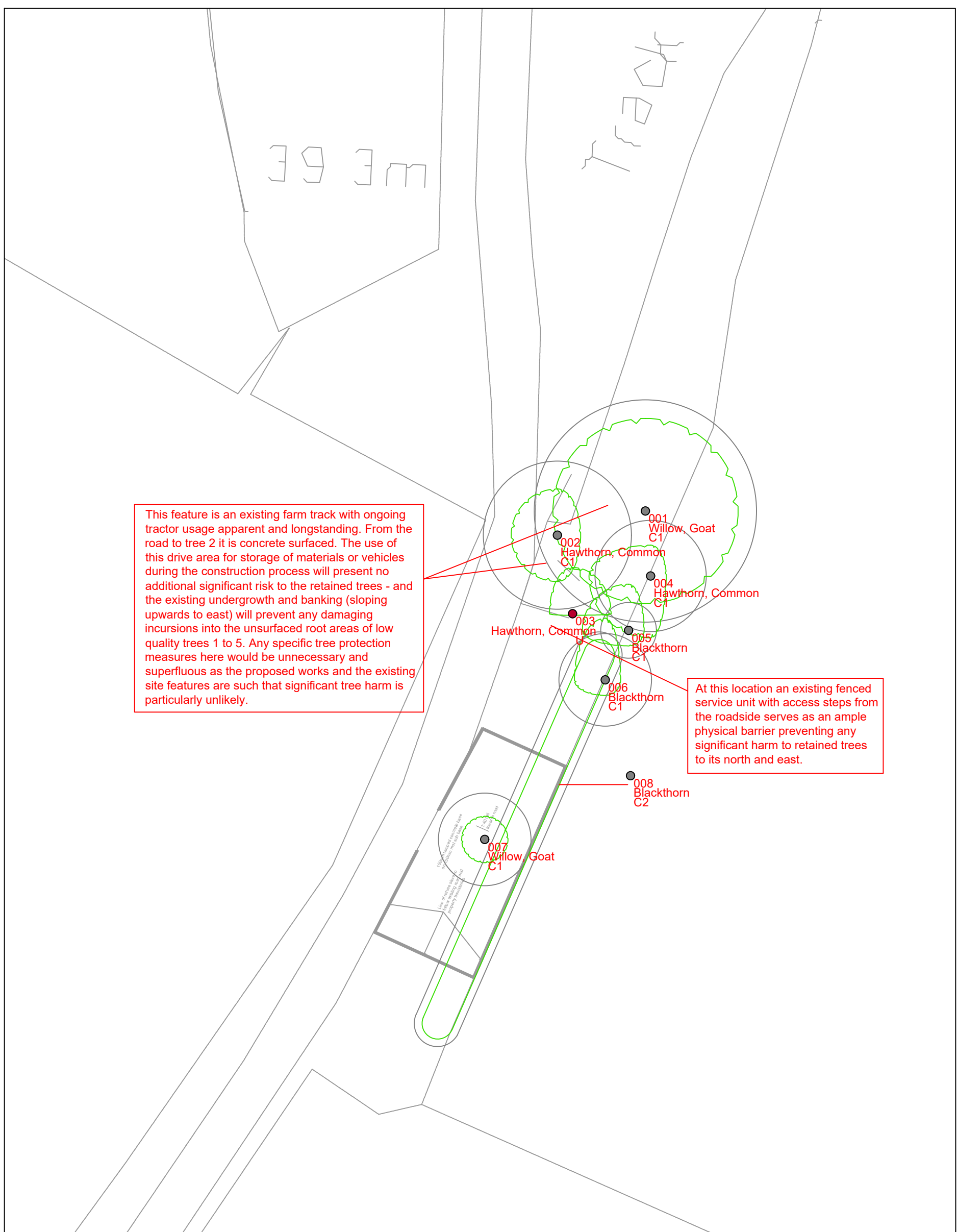
Species

Category

NOTE: Tree numbers marked have approximate locations.


Appendix I: Tree protection plan - drawing

The drawing overleaf illustrates the features referred to in the Tree Protection Plan (section 5). Neither this drawing nor section 5 stands alone; both should be referred to together.



This feature is an existing farm track with ongoing tractor usage apparent and longstanding. From the road to tree 2 it is concrete surfaced. The use of this drive area for storage of materials or vehicles during the construction process will present no additional significant risk to the retained trees - and the existing undergrowth and banking (sloping upwards to east) will prevent any damaging incursions into the unsurfaced root areas of low quality trees 1 to 5. Any specific tree protection measures here would be unnecessary and superfluous as the proposed works and the existing site features are such that significant tree harm is particularly unlikely.

At this location an existing fenced service unit with access steps from the roadside serves as an ample physical barrier preventing any significant harm to retained trees to its north and east.

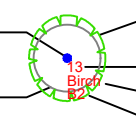


Jon Coe Tree Services
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Totley
Sheffield
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Site: YHA Boggle Hill	1:250 @ A3
Drawing Title: Tree Protection Plan	Oct 2018

Key:

- Category A
- Category B
- Category C
- Category U



Category

Crown Spread

Tree Number

Species

Category

Root Protection Area

NOTE: Tree numbers marked have approximate locations.